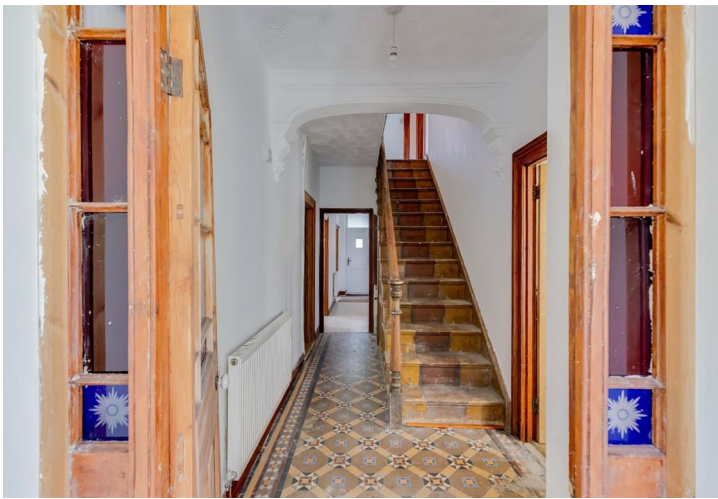




Gwernau Hall Farm  
Hengoed, CF82 7SN

Watts  
& Morgan







# Gwernau Hall Farm

Maesycwmmmer, Hengoed, CF82 7SN

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**£850,000 Freehold**

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Set within approximately 4.65 acres Gwernau Hall, is perfect for those who would like to escape to the countryside and the rural life. This spacious property has exceptional views over the local countryside and valley from its elevated position. The property comprises of a large detached farmhouse. Accommodation includes three large reception rooms, kitchen and WC. To the first floor, 5 double bedrooms with a large bathroom.

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## Directions

Travelling from the M4, exiting at junction 32 travel north on the A470, at Nant Garw Interchange take the third exit at the roundabout, travel along the A469 passing 5 roundabouts at the 6th round about take the 3rd exit. Turn left at the junction travel along this road for approximately 1km, arriving at Gwernau Hall Barn.

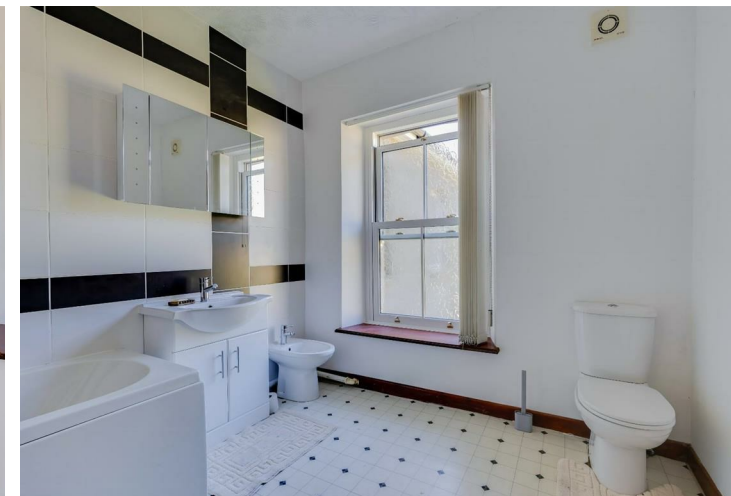
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Your local office: Cowbridge

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E: rural@wattsandmorgan.co.uk







## Summary of Accommodation

### PROPERTY DESCRIPTION

Set within approximately 4.65 acres Gwernau Hall, is perfect for those who would like to escape to the countryside and the rural life. This spacious property has exceptional views over the local countryside and valley from its elevated position. The property comprises of a large detached farmhouse. Accommodation includes three large reception rooms, kitchen and WC. To the first floor, 5 double bedrooms with a large bathroom.

### SITUATION

The Village of Maesycwmmmer is located approximately 5 miles north of Caerphilly, on the eastern side of the Rhymney River, opposite Hengoed, which is within the historic boundaries of Glamorgan. It is a community in Caerphilly County Borough. Local amenities include shops, a primary school, pubs and restaurants.





GARDENS AND GROUNDS

The property has a closed private garden to the rear, with commanding views over the valley and beyond, it also benefits from two enclosed paddocks.

VIEWINGS

Viewings are strictly by appointment only. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

ADDITIONAL INFORMATION

Freehold, Mains Electric, LPG Heating, Mains Water, Private Drainage

WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Gwernau Hall Barn is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.







### SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

### HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the land. Neither the seller nor selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

### PROCEEDS OF CRIME ACT 2002

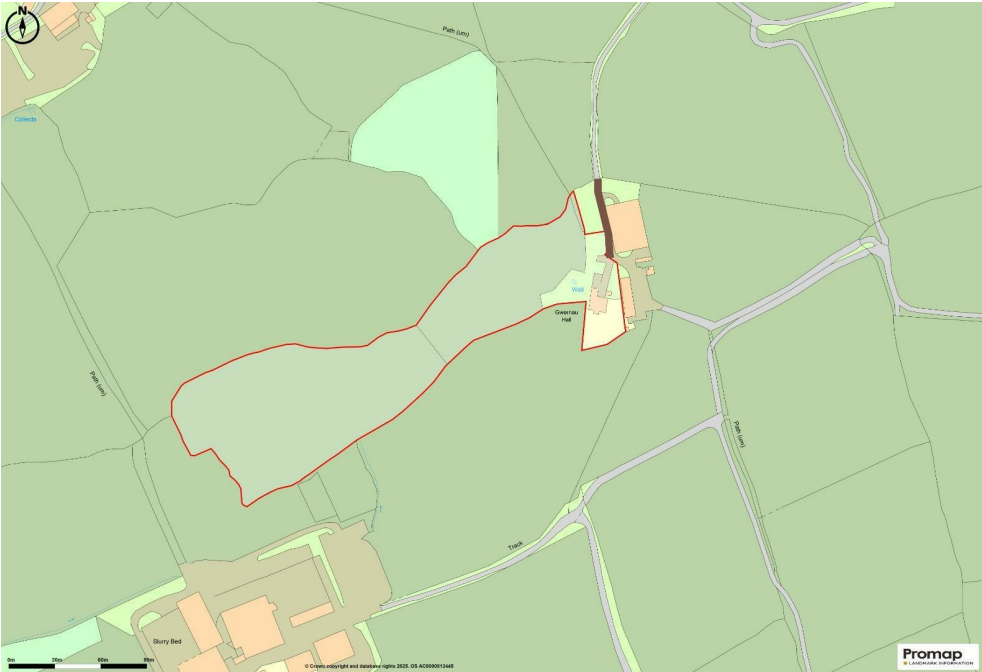
Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report proved necessary maybe precluded from conducting any further work without consent from NCA.








Total area: approx. 220.9 sq. metres (2378.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>30</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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